

Bonds

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***REVENUE BOND***

**AND**

***TAX LEASE PROGRAM***

***APPLICATION***

**for assistance through**

**the**  
**County of Chautauqua**  
**Industrial Development Agency**

**County of Chautauqua Industrial Development Agency**  
**200 Harrison Street**  
**Jamestown, New York 14701**

**Phone: 716-664-3262**

**Fax: 716-664-4515**

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**Application for Financial Assistance  
through the  
County of Chautauqua  
Industrial Development Agency**

The information listed on this form is necessary to determine the eligibility of the project applicant. Please fill in all blanks, using "NONE" or "NOT APPLICABLE" where necessary. If an estimate is given, put "EST" after the figure. Attach additional sheets if necessary. All information completed with this form will be treated confidentially. This application is only for the purpose of determining whether the applicant is eligible for consideration by the Board of Directors of the County of Chautauqua Industrial Development Agency. Return eight (8) copies of this application to the County of Chautauqua Industrial Development Agency at the address listed on the cover of this document.

**PART 1**

**A. APPLICANT**

Federal ID #: 46-0974354

Company Name: Covenant Manor Apartments, LLC

Office Address: 8111 Rockside Road  
Suite 200  
Valley View, OH 44125

Telephone: 216.520.1250

**Company officer completing this application:**

Name: James Wells / Tom Mignogna  
Title: Sr Project Manager / Project Manager

**1. Number of locations of present business facilities:**

- a. County of Chautauqua: 0
- b. New York State: 0
- c. Outside New York State: 0

2. Business Organization (check appropriate categories):

Corporation  Partnership

Sole Proprietorship  Subchapter S

Other (Specify)

3. Is business publicly or privately held?  Public  Private

4. List principal stockholders and percentage of ownership if applicable:

<u>Name</u>	<u>Percentage</u>	<u>Home Address</u>
Covenant Manor Apartments, LLC (Owner)	100%	8111 Rockside Road Suite 200 Valley View, OH 44125

5. Is the business a subsidiary of, or affiliated directly or indirectly with any other organization?

Yes  No If "Yes" indicate relationship and name and address of the related organization(s) on a separate sheet.

Yes, please see purchaser's resume. Attachment 1

6. Complete the following information:

<u>Officers</u>	<u>Name</u>	<u>Address</u>	<u>Social Security Number</u>	<u>Other Principal Business Affiliations</u>
Principal of Covenant Manor Apartments, LLC	Frank T. Sinito	8111 Rockside Road Suite 200 Valley View, OH 44125		MHD

**B. References (these will be contacted):**

1. Banking (List names of banks, account officers address and telephone number):

The principal of the Managing Member of the Applicant is the principal of the proposed management company whose banking references are:

**First Merit Bank**  
Lou Sala, VP Commercial Real Estate  
101 West Prospect Avenue, Suite 350  
Cleveland, OH 44115  
216/802-6577  
[Louis.sala@firstmerit.com](mailto:Louis.sala@firstmerit.com)

**Huntington National Bank**

Ryan Terrano, SVP  
200 Public Square, CM17  
Cleveland, OH 44114  
216/515-0683  
[Ryan.terrano@huntington.com](mailto:Ryan.terrano@huntington.com)

**First National Bank**

Mike Griffio, VP-Investment Real Estate Lender  
55 Public Square, Suite 1460  
Cleveland, Ohio 44113  
Mail Code: PUBLIC SQ  
Office: 216-205-4559  
Fax: 216-205-4192  
[griffom@fnb-corp.com](mailto:griffom@fnb-corp.com)

2. Business Suppliers (List three largest accounts – names, addresses, telephone numbers, and list suppliers' terms of sale):

N/A

3. Major customers (List three largest – names, addresses, telephone numbers, and show percentage (%) of gross business obtained from each):

Millennia's customers are the individual residents, municipalities and communities where our properties are located. Over the years, Millennia has benefitted from forming strong on-going relationships with many city administrations, community leaders and the property owners from whom we acquired those properties. With pleasure, we offer the following references.

- City of Fort Wayne  
Heather Presley-Cowen  
Deputy Director of Community Development  
200 E. Berry St., Suite 320  
Fort Wayne, IN 46802  
260/427-1127
- Greater Huntington (West Virginia) Parks & Recreation District Board  
Jim St. Clair, Board Member & Community Leader  
Kevin Brady, Executive Director  
210 11th Street, Shop #1  
Huntington, WV 25701  
Ph: 304.696.5954  
Fax: 304.696.5588

Mr. St. Clair can be reached at: [Jwstclair01@hotmail.com](mailto:Jwstclair01@hotmail.com)

- Pastor Richard Gibson  
Elizabeth Baptist Church  
6114 Francis Avenue  
Cleveland, OH 44127  
216/883-4000

In 2011 in partnership with Elizabeth Baptist Church (EBC), Millennia purchased a HUD 202 property in Greensburg, Kentucky.

- Dr. Rebekah Mathis-Stump  
Assistant to the President & Legal Counsel  
Ohio Valley University  
1 Campus View Drive  
Vienna, WV 26105  
(304) 865-6021

In 2009 Ohio Valley University sold Millennia the Rolling Hills apartments in Parkersburg, West Virginia

4. What are your terms of sale? N/A
5. Current Landlord (List name, address and telephone number):

Designated representative of the Current Owner of Covenant Manor Apartments

James Wells  
Millennia Housing Development  
8111 Rockside Road, Suite 200  
Valley View, OH 44125  
216-236-0410

6. Legal Counsel (List name, address and telephone number):

Steven J. Weiss  
Cannon Heyman & Weiss, LLP  
726 Exchange St. Suite 516  
Buffalo, NY 14210  
716/856-1700 x 308

### **C. Business Description**

1. Describe type of business:

Covenant Manor Apartments, LLC can be categorized as a Rental Real Estate business.

2. Describe the principal products and services:

Covenant Manor Apartments, LLC is an affiliate of Millennia Housing Companies. Our mission is to provide the highest quality of standards in the management, operation and development of affordable rental housing.

3. Describe the market(s) served:

The market served is the greater Jamestown area, located in the County of Chautauqua.

### **D. Present Location**

1. If you rent:
  - a. What is the present annual rent (state whether firm has a gross or net lease): - N/A

- b. When does the lease expire? - N/A
2. If you own:
- a. What is the current annual mortgage payment?  
  
\$149,268
  - b. When does the mortgage terminate?  
  
January 15, 2016.
3. Describe present location (include square footage, number of buildings, number of floors, etc.)

Covenant Manor is located at 23 West Third Street in the newly created Historic Central Business District of the City of Jamestown, New York. Jamestown, with a population of approximately 29,355, is located in the southern part of Chautauqua County which is the southwestern corner of New York State.

Covenant Manor's eight story building fronts on West Third Street with one side on Cherry Street. The building is sited on and occupies most of a 120' x 175' parcel. Covenant Manor also owns a 35' x 60' contiguous parcel at the back of the building which provides service and public accessibility to the building's basement level, and a 39' x 101' parcel one block away at 107 West Second Street, which provides about 18 parking spaces for tenants and/or visitors.

4. List the current annual taxes by respective taxing jurisdictions:
- a. Building(s):
  - b. Land:  
  
Approximately \$47,500

**E. Previous Financial Activities**

1. What were your company's estimated capital expenditures in Chautauqua County, New York, during the past three (3) years? (Specify by place, year and amount.)

None

2. Has your company ever been a recipient of funds obtained through tax-exempt or taxable bonds?  Yes  No If "Yes" give details below:

A listing of affiliates that have received funds obtained through tax-exempt bond financing is attached hereto as Attachment 2.

3. Describe your company's effort to secure assistance or financing in the County of Chautauqua, or any other area, on a separate sheet.

This is a revision to our original application to secure financing in the County of Chautauqua. The permanent financing for the acquisition of Covenant Manor Apartments is private debt placed with a lending institution.

**F. Types of Financial Assistance Requested**

(Cross out those which are not applicable.)

1. Industrial Development Revenue Bonds

A. Tax Exempt

~~B. Taxable~~

~~2. Tax Lease~~

~~3. Other loan(s). Describe:~~

## Part 2

### A. Describe the Project

(Include a general, functional description and prospective location.)

#### Overview

Covenant Manor is an existing eight-story, rental community located in the newly created Historic Central Business District of the city of Jamestown, New York. Constructed in 1912, the building once operated as the Samuel Hotel. Currently, Covenant Manor is an independent living, HUD-subsidized apartment building for low to moderate income seniors, 62 years or older. The 88-unit apartment building was acquired in 2012 by the current owner.

The proposed \$9M +/- project includes the historic renovation of the Covenant Manor building and grounds.



**B. Reasons for Project**

1. Briefly describe the reasons why this project is necessary and what effect it will have on your business:

Covenant Manor Apartments consists of 88 units of affordable housing for senior individuals. The apartment complex is currently occupied and its residents depend on a committed owner to maintain their homes as safe, decent and affordable housing. In order for a new committed owner, Covenant Manor Apartments, LLC, to improve and preserve the property, the CC IDA bond program assistance application would need to be approved so that adequate funds are available for the proposed long-term preservation of the property.

It is the intent of Covenant Manor Apartments, LLC to complete a significant rehabilitation of the apartment community. The rehabilitation plan calls for the use of low income housing tax credits and historic tax credits which will bring federal resources to Jamestown and employment to local workers. The plan includes a construction budget of roughly \$2 million +/- consisting of significant upgrades to the retail space. It is the intent that the rehabilitation will bring new business to the City and encourage economic growth. The planned rehabilitation will not only preserve but enhance Covenant Manor Apartments.

Since acquisition of the property the owner has improved operations and increased occupancy at the Covenant Manor Apartments bringing additional residents and commercial tenants to the property. The increase in residents have supported the economic growth and renaissance of downtown Jamestown.

2. If your business is unable to arrange suitable financing for this project, what will be the impact on your company and the County of Chautauqua? Would your company proceed with the project without Agency assistance and / or financing? Describe in detail:

If we are unable to obtain suitable financing for this project the proposed historic renovation of this property will be delayed until suitable financing is secured.

**C. Type of Project**

1. Check category which best describes your project:

- |                                              |                                                                                       |
|----------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> Manufacturing       | <input type="checkbox"/> Warehousing                                                  |
| <input type="checkbox"/> Industrial Assembly | <input type="checkbox"/> Pollution Control                                            |
| <input type="checkbox"/> Research            | <input checked="" type="checkbox"/> Other (Specify)<br>Multifamily Rental Real Estate |

2. If pollution control, check appropriate items below: - N/A

- |                                    |                                          |
|------------------------------------|------------------------------------------|
| <input type="checkbox"/> Air       | <input type="checkbox"/> Noise           |
| <input type="checkbox"/> Water     | <input type="checkbox"/> Solid Waste     |
| <input type="checkbox"/> Air/Water | <input type="checkbox"/> Other (Specify) |

**D. Proposed Location**

1. Does the project consist of (check appropriate categories):

- |                                                        |                                         |                                        |
|--------------------------------------------------------|-----------------------------------------|----------------------------------------|
| a. Construction of a new building                      | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| b. Renovations to an existing building                 | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No            |
| c. Construction of an addition to an existing building | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |
| d. Acquisition of an existing building                 | <input type="checkbox"/> Yes            | <input checked="" type="checkbox"/> No |

If the Company is to acquire an existing plant, attach a photograph and indicate if it is in operation, about to be abandoned or abandoned. If in operation, describe present products.

Currently, the property is in operation as an apartment building. Photographs are attached. Attachment 3

List costs or orders made by Company for the project, at the date of this application, on a separate sheet. Attachment 4

2. Describe the proposed location(s) of this project, including square footage, number of floors, address, etc. (If new construction is involved or expansion of existing plant, attach proposed floor plan):

Covenant Manor is located at 23 West Third Street in Jamestown, New York and consists of eight floors with a total of 90,140 feet. In addition to the building, a contiguous lot provides service access to the back of the building as well as access to a section of the basement. A block away is a 39' x 101' lot, included with the property, which provides tenant and visitor parking for approximately 18 cars.

3. List the present owner of the project site and the owner's name, address, and phone number. (If currently owned by the applicant, indicate date of purchase, reason for purchase and current use of the site):

Date of Purchase: 12-20-12  
Reason of Purchase: To own, improve and operate the Covenant Manor elderly housing facility. To increase its value to the community and quality of life for the residents.  
Current Use: As an elderly housing facility

4. Does the project site currently have existing occupant(s)?  
 Yes  No

If "Yes", list all lessees, the amount of space occupied by each, and the date of termination of such leases on a separate sheet.

Individual leases are not attached. Copies of all commercial leases, however, are attached hereto. Attachment 5

5. Is there a relationship legally or by virtue of common control between the applicant or present owner?  
 Yes  No

If "Yes", provide details on a separate sheet.

Related entities.

6. Does the Company have an option to purchase the project site or has a contract of sale been executed for such purchase? (If so, attach particulars.)  
 Yes  No
7. Has the Company placed any purchase orders or entered into any other agreements or contracts with respect to proposed project costs? (If so, attach particulars.)  
 Yes  No

**E. Location Maintenance Costs**

1. What are the real estate taxes on the land and the building? (If current rate is not available, give assessed value for each and so state.)  
Land \$  
Building \$  
  
\$37,800
2. What is the estimated useful life of the:
- a. Facility – 40 Years
  - b. Equipment – 15 Years

3. Is proposed Project site served by:
- a. Transportation     Rail     Truck     Air  
                                   Water
- b. Utilities             Sewer     Water     Gas  
                                   Electric Power

**F. Employment**

1. Employment at present time, if Company is now in existence within Chautauqua County, and an estimate of such employment at the proposed location at the end of one and two years:

	<u>Present</u>	<u>First Year</u>	<u>Second Year</u>
Full Time	\$85,485	\$88,050	\$90,691
Part Time*			
Seasonal*			

\*Estimate percent that total part time or seasonal working time bears to total annual full working time %.

Total        \$

2. Estimate the annual payroll:

At present    \$ 85,485

In one year    \$ 88,050

**G. Project Costs**

1. List the costs necessary for the construction, acquisition or renovation of the project. (The project costs should **not** include working capital needs or moving expenses.)

<u>Description</u>	<u>Amount</u>
Land	\$ 600,000
Building(s)	\$ 3,400,000
Renovation	\$2,134,081
Machinery and Equipment (Do <b>not</b> include furniture costs)	\$ in Renovation Budget #
Installation	\$ in Renovation Budget #

**(G. Continued)**

Fees: Legal, Arch & Engineers Fees (Do <b>not</b> include your own counsel fees)	\$278,100
Financial Charges (specify)	
Perm Loan Fees	\$60,320
Construction Loan Fees	\$46,400
Bond Fees	\$180,934
3 <sup>rd</sup> Party Fees/Constr Prd Int	\$178,070
Tax Credit Agency Costs	\$36,549
Other (specify)	
Title charges/transfer taxes etc.	\$166,289
3 <sup>rd</sup> Party Reports/Insurance	\$43,666
Organizational fees	\$ 7,500
Reserves	\$354,561
Fees: Developmt/Sydication/Reloctn	\$1,072,000
Furnishings & Contingency	<u>\$212,408</u>
<b>Subtotal</b>	<b>\$8,770,878</b>
<b>Agency Administrative Fee</b>	<b><u>\$88,959</u></b>
<b><u>Total Project Cost</u></b>	<b>\$8,859,837</b>

2. What is the amount of funds and term requested for financing through the County of Chautauqua Industrial Development Agency?

\$ 4,640,000    20 Years

**H. Project Schedule**

1. Indicate the estimated days for:
- a. Financing of the project - 120
  - b. Commence of construction - 150
  - c. Completion of construction - 400
2. List the date(s) and in what amount(s) the estimated funds will be required:

November 1, 2014    \$4,640,000

**I. Other Agency Involvement**

1. Have you contacted any other governmental agency in reference to this project?  
 Yes  No

If “Yes”, please indicate the agency and the nature of the inquiry below:

We have contacted the US Department of Housing and Urban Development to seek assignment of the HAP Contract to the new owner.

2. Have you contacted any financing institutions or other industrial development agencies in New York State, or elsewhere, for financial assistance in reference to this project or one of a similar nature?  
 Yes  No

If “Yes”, please indicate below the institution and / or agency and the present status of the inquiry:

**J. Financial Information** (attach the following)

1. Certified financial statements for the last three (3) fiscal years. Attachment 6

**For Industrial Development Bonds (IDB) complete Questions 2, 3 & 4.**

2. Pro forma sheet as at start of operations at project site. Attachment 7
3. Project profit and loss statements for first two (2) years of operation at projected site. Attachment 8
4. Projected “cash flow” statement, by quarters, for first year of operation at project site. Attachment 9

**Certification**

Frank T. Sinito (Name of chief executive officer of company submitting application) deposed and says that he/she is the President (Title) of Cedar Valley Apartments Investment, LLC, sole member of Covenant Manor Apartments, LLC (Company name) of the corporation named in attached application; that he has read the foregoing application and attachments and knows the contents thereof; that the same is true to his knowledge, contains no information or date that is false or incorrect and is truly descriptive of the project which is intended as security for the requested financing.

Deponent further says the reason for this verification is made by the deponent and not by Cedar Valley Apartments Investment, LLC sole member of Covenant Manor Apartments, LLC (Company name) is because the said company is a corporation. The grounds of deponent's belief relative to all matters in the said application which are not stated upon his own personal knowledge, are investigations which deponent has caused to be made concerning the subject matter of this application as well as information required by deponent in the course of his duties as an officer of and from the books and papers of said corporation.

As an officer of said corporation (hereinafter referred to as the "applicant") deponent acknowledges and agrees that applicant shall be and is responsible for all costs incurred by the non-profit County of Chautauqua Industrial Development Agency (hereinafter referred to as the "Agency") acting in connection with the attendant negotiations and ultimately the closing of the project and (or) financing. If, for any reason whatsoever, the applicant fails to conclude or consummate necessary negotiations or fails to act within a reasonable or specified period of time to take reasonable, proper, or requested action or withdraws, abandons, cancels, or neglects the application, then upon presentation of invoice, applicant shall pay to the Agency, its agents or assigns all actual costs involved in conduct of the application and the drafting of documents up to that date and time, including fees of counsel for the Agency.

The costs incurred by the Agency and paid by the applicant, including the Agency's counsel's fees and the administrative fee, may be considered as a cost of the project and included as part of any resultant bond issue, subject to the limitations imposed by law.

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Frank T. Sinito

**Notary**

Sworn to before me this

1st day of August, 2014

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(Seal)

TO: Project Applicants  
 FROM: County of Chautauqua Industrial Development Agency  
 RE: Cost/Benefit Analysis Questionnaire

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In order for the County of Chautauqua Industrial Development Agency (the "Agency") to prepare a Cost/Benefit Analysis for a proposed project (the "Project"), the Applicant must answer the questions contained in this Project Questionnaire (the "Questionnaire") and complete the attached Schedules. This Questionnaire and the attached Schedule will provide information regarding various aspects of the Project, and the costs and benefits associated therewith.

Since we need this Questionnaire to be completed before we can finalize the Cost/Benefit Analysis, please complete this Questionnaire and forward it to us at your earliest convenience.

**PROJECT QUESTIONNAIRE**

1. Name of Project Beneficiary ("Company"):	Covenant Manor Apartments, LLC
2. Brief Identification of the Project:	Covenant Manor Apartments 23 West Third Street Jamestown, NY 14701
3. Estimated Amount of Project Benefits Sought:	
A. Amount of Bonds Sought:	\$4,640,000
B. Value of Sales Tax Exemption Sought	\$N/A
C. Value of Real Property Tax Exemption Sought	N/A
D. Value of Mortgage Recording Tax Exemption Sought	N/A

**PROJECTED PROJECT INVESTMENT**

A. Land-Related Costs	
1. Land acquisition	\$600,000
2. Site preparation	\$ _____



3. Landscaping	\$ _____
4. Utilities and infrastructure development	\$ _____
5. Access roads and parking development	\$ _____
6. Other land-related costs (describe)	\$ _____
<b>B. Building-Related Costs</b>	
1. Acquisition of existing structures	\$3,400,000
2. Renovation of existing structures	\$2,134,081
3. New construction costs	\$ _____
4. Electrical systems	\$ _____
5. Heating, ventilation and air conditioning	\$ _____
6. Plumbing	\$ _____
7. Other building-related costs (describe)	\$ _____
<b>C. Machinery and Equipment Costs</b>	
1. Production and process equipment	\$ _____
2. Packaging equipment	\$ _____
3. Warehousing equipment	\$ _____
4. Installation costs for various equipment	\$ _____
5. Other equipment-related costs (describe)	\$ _____
<b>D. Furniture and Fixture Costs</b>	
1. Office furniture	\$25,000
2. Office equipment	\$ _____
3. Computers	\$ _____
4. Other furniture-related costs (describe)	\$ _____
<b>E. Working Capital Costs</b>	
1. Operation costs	\$92,800
2. Production costs	\$ _____
3. Raw materials	\$ _____
4. Debt service	\$168,070
5. Relocation costs	\$22,000
6. Skills training	\$ _____
7. Other working capital-related costs (describe)	\$ _____

F.	Professional Service Costs	
1.	Architecture and engineering	\$168,100
2.	Accounting/legal	\$205,000
3.	Other service-related costs (describe)	\$_____
	Title charges/Insurance/transfer taxes etc.	\$209,964
G.	Other Costs	
	Perm Loan fees	\$60,320
	Construction Loan fees	\$46,400
	Bond fees	\$180,934
	Tax Credit Agency Costs	36,549
	Organizational fees	\$7,500
	Reserves	\$354,561
	Development fee, Broker & Syndication Fees	\$1,050,000
	Contingency	<u>\$191,358</u>
H.	Summary of Expenditures	
1.	Total Land Related Costs	\$600,000
2.	Total Building Related Costs	\$5,534,081
3.	Total Machinery and Equipment Costs	\$_____
4.	Total Furniture and Fixture Costs	\$25,000
5.	Total Working Capital Costs	\$92,800
6.	Total Professional Service Costs	\$1,964,767
7.	Total Other Costs	<u>\$794,468</u>

**PROJECTED CONSTRUCTION EMPLOYMENT IMPACT**

I. Please provide estimates of total construction jobs at the Project:

Year	Construction Jobs (Annual wages and benefits \$40,000 and under)	Construction Jobs (Annual wages and benefits over \$40,000)
Current Year	\$N/A	\$N/A
Year 1	\$N/A	\$N/A
Year 2	\$N/A	\$N/A
Year 3	\$N/A	\$N/A
Year 4	\$N/A	\$N/A
Year 5	\$N/A	\$N/A

**STEVE CHAPPUIES – to provide Construction Wage #s**

II. Please provide estimates of total annual wages and benefits of total construction jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$N/A	\$N/A
Year 1	\$N/A	\$N/A
Year 2	\$N/A	\$N/A
Year 3	\$N/A	\$N/A
Year 4	\$N/A	\$N/A
Year 5	\$N/A	\$N/A

**PROJECTED PERMANENT EMPLOYMENT IMPACT**

- I. Please provide estimates of total existing permanent jobs to be preserved or retained as a result of the Project:

Year	Existing Jobs (Annual wages and benefits \$40,000 and under)	Existing Jobs (Annual wages and benefits over \$40,000)
Current Year	3	1
Year 1	3	1
Year 2	3	1
Year 3	3	1
Year 4	3	1
Year 5	3	1

- II. Please provide estimates of total new permanent jobs to be created at the Project:

Year	New Jobs (Annual wages and benefits \$40,000 & under)	New Jobs (Annual wages and benefits over \$40,000)
Current Year	1	0
Year 1	1	0
Year 2	1	0
Year 3	1	0
Year 4	1	0
Year 5	1	0

- III. Please provide estimates of total annual wages and benefits of total permanent construction jobs at the Project:

Year	Total Annual Wages and Benefits	Estimated Additional NYS Income Tax
Current Year	\$N/A	\$N/A
Year 1	\$N/A	\$N/A
Year 2	\$N/A	\$N/A
Year 3	\$N/A	\$N/A
Year 4	\$N/A	\$N/A
Year 5	\$N/A	\$N/A

IV. Please provide estimates for the following:

A. Creation of New Job Skills relating to permanent jobs. Please complete Schedule A.

**PROJECTED OPERATING IMPACT**

I. Please provide estimates for the impact of Project operating purchases and sales:

Additional Purchases (1 <sup>st</sup> year following project completion)	\$20,962.00
Additional Sales Tax Paid on Additional Purchases	\$1,572.15
Estimated Additional Sales (1 <sup>st</sup> full year following project completion)	\$21,5980.86
Estimated Additional Sales Tax to be collected on additional sales (1 <sup>st</sup> full year following project completion)	\$1,619.31

II. Please provide estimates for the impact of Project on existing real property taxes and new payments in lieu of taxes (“Pilot Payments”):

Year	Existing Real Property Taxes	New Pilot Payments	Total
Current Year	19,256	18,994	38,250
Year 1	19,256	20,142	39,398
Year 2	19,256	21,323	40,579
Year 3	19,256	22,541	41,797
Year 4	19,256	23,795	43,051
Year 5	19,256	25,086	44,342
Year 6	19,256	26,417	45,673
Year 7	19,256	27,787	47,043
Year 8	19,256	29,198	48,454
Year 9	19,256	30,652	49,908
Year 10	19,256	32,149	51,405

III. Please provide estimates for the impact of other economic benefits expected to be produced as a result of the Project:

We anticipate the immediate economic benefit as a result of the project will be lower vacancy at Covenant Manor Apartments. It is our belief that our experienced management company will lower the vacancy at Covenant Manor Apartments bringing additional residents and commercial tenants to the property. Additionally, the increased residents will support the economic growth and renaissance of downtown Jamestown.

The long term benefits will be more significant as the purchaser has plans for a substantive rehabilitation of Covenant Manor Apartments. The rehabilitation plan calls for the use of housing credits which will bring federal resources to Jamestown and employment to local workers. The plan includes a construction budget in excess of \$3 million including significant upgrades to the retail space. It is the intent that the rehabilitation will bring new business to the City and encourage economic growth. The planned rehabilitation will not only preserve but enhance Covenant Manor Apartments.

**CERTIFICATION**

I certify that I have prepared the responses provided in this Questionnaire and that, to the best of my knowledge, such responses are true, correct and complete.

I understand that the foregoing information and attached documentation will be relied upon, and constitute inducement for, the Agency in providing financial assistance to the Project. I certify that I am familiar with the Project and am authorized by the Company to provide the foregoing information, and such information is true and complete to the best of my knowledge. I further agree that I will advise the Agency of any changes in such information, and will answer any further questions regarding the Project prior to the closing.

<b>Date Signed:</b> August 1, 2014.	<b>Name of Person Completing Project Questionnaire on behalf of the Company.</b>  Name: Jim Wells/Tom Mignogna Title: Senior Project Manager/Project Manager Phone Number 216.236.0410/236-0465  <b>Signature:</b> _____
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**County of Chautauqua  
Industrial Development Agency**

FINANCIAL FEE  
STRUCTURE

**REVOLVING LOAN FUNDS**

1% of total loan

**CIVIC FACILITIES BONDS**

1% of total IDA project cost

**INDUSTRIAL REVENUE BONDS**

1% of total IDA project cost

**TAX LEASES**

1% of total IDA project cost

AN APPLICATION FEE OF \$250 IS DUE UPON SUBMISSION OF ALL LOAN APPLICATIONS  
AN APPLICATION FEE OF \$1,000 IS DUE UPON SUBMISSION OF ALL BOND AND TAX  
LEASE APPLICATIONS